

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING MAIL TO:



2103234066

DARRELL WILKINSON
PNC BANK, NATIONAL ASSOCIATION
P.O. BOX 8820
DAYTON, OH 45482

Doc# 2103234066 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/01/2021 12:05 PM PG: 1 OF 4

1000274911

CYNTHIA ONEILL

PO Date: 12/10/2020

FOR PROTECTION OF OWNER, THIS
RELEASE SHALL BE FILED WITH THE
RECORDER OR THE REGISTRAR OF
TITLES IN WHOSE OFFICE THE MORTGAGE OR DEED OF TRUST WAS FILED. MIN# 101031613020018833
MERS PHONE: 1-888-679-6377

RELEASE OF MORTGAGE

THIS CERTIFIES that a certain mortgage executed by

CYNTHIA ONEILL, AN UNMARRIED WOMAN

to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC, AS MORTGAGEE, AS NOMINEE FOR

GREENCHOICE BANK, FSB ITS SUCCESSORS AND ASSIGNS dated March 19, 2013 calling for the original
principal sum of dollars (\$284,850.00), and recorded in Mortgage Record , page and/or instrument # 1309441128,
of the records in the office of the Recorder of COOK COUNTY, ILLINOIS, more particularly described as follows, to
wit:

1735 W DIVERSEY PARKWAY #307, CHICAGO IL - 60614

Tax Parcel No. 14-30-403-091-1040, 14-30-403-091-1114

SEE ATTACHED FOR LEGAL DESCRIPTION

is hereby fully released and satisfied.

IN WITNESS WHEREOF, the undersigned has hereunto set its corporate hand and seal by its proper officers, they
being thereto duly authorized, this 30th day of December, 2020.

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC, AS MORTGAGEE, AS NOMINEE FOR
GREENCHOICE BANK, FSB ITS SUCCESSORS AND ASSIGNS**

By

CONSUELO A TRAVIS

Its ASSISTANT SECRETARY

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1000274911

MIN# 101031613020018833 MERS PHONE: 1-888-679-6377

CYNTHIA ONEILL

State of OHIO)
County of MONTGOMERY COUNTY) SS:

Before me, the undersigned, a Notary Public in and for said County and State this 30th day of December, 2020, personally appeared CONSUELO A TRAVIS, ASSISTANT SECRETARY, of

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC, AS MORTGAGEE, AS NOMINEE FOR GREENCHOICE BANK, FSB ITS SUCCESSORS AND ASSIGNS

who as such officers for and on its behalf acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial Seal



Notary Public
MICHAEL STACY
My commission expires **10/5/2025**



MICHAEL STACY, NOTARY PUBLIC
Residence - Montgomery
State Wide Jurisdiction, Ohio
Expiration Date October 5 2025
Commission # 2020-RE-620811

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1409 WNW402011 SK

STREET ADDRESS: 1735 W. DIVERSEY PARKWAY

UNIT 307

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 14-30-403-091-1040

LEGAL DESCRIPTION:

UNITS 307 AND GU-7 IN THE REGAL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

LOT 1 AND THE NORTH 16 FEET OF LOT 2 IN LUETGERT'S SUBDIVISION OF BLOCK 1 IN FULLERTON'S FOURTH ADDITION TO CHICAGO, A SUBDIVISION IN THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE STRIP OF LAND (FORMERLY THE EAST AND WEST ALLEY BUT NOW VACATED) 16 FEET WIDE LYING SOUTH AND ADJOINING THE WHOLE LENGTH OF THE SOUTH LINE OF THAT PART OF LOT 1 LYING EAST OF THE WEST 175 FEET OF SAID LOT 1, THE WEST LINE OF SAID STRIP BEING THE EAST LINE OF SAID LOT 2 IN LUEGERT'S SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 3 IN THE SUBDIVISION OF LOT 2 IN LUETGERT'S SUBDIVISION OF BLOCK 1 IN FULLERTON'S FOURTH ADDITION TO CHICAGO AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE WEST 1/2 OF THAT PART OF NORTH HERMITAGE AVENUE VACATED, LYING SOUTH OF THE SOUTH LINE OF DIVERSEY PARKWAY AND NORTH OF THE SOUTH LINE (EXTENDED WEST ACROSS SAID VACATED AVENUE) OF THE NORTH 70 FEET OF LOT 2 IN THE NORTH WESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THAT PART OF LOT 3 IN THE RESUBDIVISION AFORESAID BY THE NORTH WESTERN TERRA COMPANY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, THENCE WEST ON THE NORTH LINE OF SAID LOT, 132.92 FEET, THENCE SOUTHEASTERLY ON A CURVED LINE RADIUS 163.05 FEET CURVED CONVEX TO THE NORTHEAST AND CONCENTRIC TO AND 8.75 FEET NORTHEASTERLY OF THE CENTER LINE OF INDUSTRIAL RAILROAD TRACK AS NOW LOCATED A

(CONTINUED)

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1409 WNW402011 SK
STREET ADDRESS: 1735 W. DIVERSEY PARKWAY UNIT 307
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 14-30-403-091-1040

LEGAL DESCRIPTION:

DISTANCE OF 103.51 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 70 FEET OF LOT 2 AFORESAID EXTENDED WEST, THENCE EAST ON SAID LINE 42 FEET TO THE EAST LINE OF LOT 3, THENCE NORTH 45 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

PARCEL 6:

THAT PART OF LOT 3 (SOMETIMES CALLED BLOCK 3) IN NORTH WESTERN TERRA COTTA COMPANY'S RESUBDIVISION OF A PART OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE EAST 15.32 FEET OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) WITH A LINE 890 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) AND RUNNING THENCE WEST ON THE LAST ABOVE MENTIONED PARALLEL LINE A DISTANCE OF 189 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) A DISTANCE OF 42.38 FEET; THENCE WEST A DISTANCE OF 95.33 FEET TO A POINT 931.63 FEET NORTH OF A WESTWARD EXTENSION OF SAID SOUTH LINE OF LOT 3 (SOMETIMES ALSO CALLED BLOCK 3); THENCE NORTHWARDLY EASTWARDLY AND SOUTHWARDLY ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 142.16 FEET AND CONVEX WESTERLY, NORTHERLY AND EASTERLY A DISTANCE OF 446.62 FEET TO A POINT ON SAID WEST LINE OF THE EAST 15.32 FEET OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) WHICH IS 933.83 FEET NORTH OF SAID LOT 3 (SOMETIMES ALSO CALLED BLOCK 3) AND THENCE SOUTH ALONG THE WEST LINE OF THE EAST 15.32 FEET A DISTANCE OF 43.43 FEET TO THE POINT OF BEGINNING, (EXCEPT THEREFROM THAT PART OF THE FOREGOING PARCEL WHICH LIES SOUTH OF A LINE WHICH IS 972 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE AND A WESTARD EXTENSION THEREOF OF SAID LOT 3) EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 00038514, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PARCEL 7:

EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 6 AS SET FORTH IN AGREEMENT DATED FEBRUARY 28, 1957 AND RECORDED MARCH 8, 1957 AS DOCUMENT 16844496 AND AS CREATED BY DEED FROM NORTHWESTERN TERRA COTTA COMPANY TO 1735 DIVERSEY CORPORATION RECORDED SEPTEMBER 23, 1953 AS DOCUMENT 1572683